

The Journal Company, Publishers.
Journal Building, Tenth and Walnut.

NEW SUBSCRIPTION RATES.
Single copies 10c
Daily and Sunday, 10c per week;
Sunday only, 5c per week.

DELIVERED BY CARRIER.
Daily and Sunday, 10c per week;
Sunday only, 5c per week.

BY MAIL IN ADVANCE.
Daily and Sunday, one year, \$10.00
Daily and Sunday, 6 months, 6.00
Daily and Sunday, 3 months, 3.00
Daily and Sunday, 1 month, 1.00
Weekly Journal and Agriculturist, 1.50

TELEPHONE NUMBERS.
Business Office 250
Editorial and Society 251
City Editor 252

Entered at the Postoffice at Kansas City, Mo., as Second Class Mail Matter.

Weather Forecast for Saturday.
Washington, June 26: For Oklahoma and Indian Territory: Partly cloudy; cooler; variable winds.
For Missouri and Kansas: Light showers Saturday afternoon; northeast winds, becoming southeast.

FUTILE WAIL OF THE POPOCRATS.
The Popocratic organs and editors are having a hard time in their efforts to belittle the signs of returning prosperity. The more unimpeachable the signs the more lusty their howls. Fortunately, as in the case of John Plowman's pig, there is little wool for the loud cry.

There is, however, a serious side to the spectacle presented by these alarmists. There is in it a humiliating illustration of the unpatriotic conduct that is frequently inspired by political disappointment. Such conduct is generally found among the superficial classes, to be sure, but these classes are generally affected by the representations or misrepresentations of their leaders.

The pitiful lack of moral responsibility and the dogged disregard for economic expediency displayed by these agitators is, therefore, worthy of comment, not for what it accomplishes against the present administration, and the commercial welfare of the country at this time, but for what it represents and might achieve under other circumstances.

It was only a few weeks ago that a New York paper published a cruelly malicious and grossly misrepresentative article on the industrial conditions of the state of Ohio, for the sole purpose of discrediting the McKinley administration. Immediately the Popocratic organs of the country took up and circulated the article, and upon its flimsy and transparent details based their attacks upon the party that has just assumed the reins of government.

When John W. Wainwright, chagrined by defeat in a senatorial contest, soured on his party and belied his country, the alarmists found new material for circulation. On some such pretext as this they have been ringing the changes ever since the election of William McKinley.

Nevertheless, it is apparent to all who care to be informed that conditions have improved ever since the presidential election, and especially since the inauguration. So far the betterment has been the result of the settlement of the financial question and the return of confidence, but it has been so marked as to give great promise for the present administration when it shall have had time to make the necessary changes in the tariff and revenue system.

Meanwhile the alarmists, like vultures, follow the wave of prosperity with little to feed upon, but with a persistent howl of dissatisfaction. They assume the attitude of preferring distress rather than happiness. If happiness is to bring any credit to the Republican party. But their efforts are as futile as their motives are reprehensible.

WHEN TO SELL.
Under what circumstances can a property owner of Kansas City better afford to sell his unproductive real estate than to keep it?

First, of course, when he can get for it more than it has cost him, counting principal and interest. Second, when he knows where he can use the proceeds to great advantage, even though they may show a loss on the land transaction itself. Third, when it seems altogether likely that the taxes and interest on taxes will outrun any possible selling price. Thus, if a man believes that he can sell a certain lot in ten years for ten thousand dollars and knows he can sell it now for five thousand, he must determine if the five thousand ten years hence, less taxes and interest on taxes between now and then, will be as good as five thousand now in hand, plus what this five thousand will earn in the ten years.

In the case presented, if the ten years' taxes amount to two thousand dollars, and the interest on that for the average time at 5 per cent amounts to \$500, then the ten thousand dollars ten years hence would be worth only \$7,500. Now, if to the five thousand dollars in hand to-day be added ten years' interest at 5 per cent, the five thousand is seen to be worth at the end of the ten years eight hundred dollars or six hundred dollars more than the net proceeds of the first transaction. If more than 6 per cent can be earned with the five thousand dollars and if the risk of getting the ten thousand in ten years is to be considered, the computation will be still more strongly in favor of a quick sale.

Any sale of unimproved property to any person or party proposing to improve it is something to be desired by all, including the selling party. If he is getting a good return as he can reasonably expect, and if the seller is getting the best he can expect to get he should overlook the fact that he is losing on the original transaction. To have the courage to take a loss when it is due to be taken is one of the chief characteristics of the best business talent.

CONVENTION HALL BUILDING FUND.
The subscriptions for stock in the convention hall project have already reached more than \$75,000, not taking into consideration several pledges that are as good as subscriptions, but which have not yet been made public.

The support given this enterprise is characteristic of Kansas City. There has been a readiness and a generosity that bespeaks the public spirit prevailing in this community and the business foresight possessed by the citizens in general. The many small subscriptions are quite as significant

as the numerous large ones, for they denote the extensive interest taken in this too long delayed public utility.

There is no longer any doubt but that there will be sufficient money at the command of the association to purchase a centrally located site and to erect thereon a building that will not only accommodate great gatherings, but one that will also be an ornament to the city.

So far, only two of the railroads entering Kansas City have named their subscriptions. It is expected, of course, that all the lines will give substantial aid to a project that must result in increasing their revenues. The Stock Yards Company and other big concerns that are expected to respond liberally have not yet responded to the appeal, but there is little doubt but that all of these large enterprises will be represented in the final list of stockholders.

Much credit is due to those who have already subscribed, as well as to those who have taken hold of the work involved in carrying out such a big undertaking. The task of selecting a site, which is set for to-day, should not be a very difficult one, for several excellent locations have been offered. It is not improbable that some immediate benefits will come from the determination of this question. Some concessions should be secured from those property owners whose possessions will be enhanced by the location of the great building.

JEFFERSON AND THE LOUISIANA PURCHASE.
In the course of a recent article The Journal took occasion to express the opinion that the greatest piece of American statesmanship consummated since the formation of the government was the purchase of Louisiana by Thomas Jefferson. We are now in receipt of a communication from a Kansas reader who thinks we have exalted the connection of Jefferson with this affair, and who holds that the purchase was literally forced upon Jefferson's administration by the war necessities of the First Consul, Napoleon.

Our Kansas friend must have read history with a singular perversion of vision if he has found anything to detract from the importance of Jefferson's connection with the Louisiana purchase. Before France had come into possession of the territory by virtue of treaty with Spain, Jefferson had enunciated the proposition that it must pass to the ownership of the United States at whatever cost. In a letter to Minister Livingston on April 18, 1802, at the time when the French and Spanish treaty was pending, the president wrote as follows: "We have ever looked to France as our natural friend—one with whom we could never have an occasion of difference; but there is on the globe one single spot, the possession of which is our natural and habitual enemy. It is New Orleans, through which the produce of three-fourths of our territory must pass to market. France, placing herself in that door, will assume to us the attitude of defiance." Further along in the same letter Jefferson uses this language: "The day that France takes possession of New Orleans fixes the sentence which is to restrain her forever within her low-water mark. It seals the union of two nations, who, in conjunction, can maintain exclusive possession of the ocean. From that moment we must marry ourselves to the British fleet and nation. Having formed and connected together a power which may render reinforcement of our power here impossible to France, we must make the first cannon which shall be fired in Europe the signal for tearing up any settlement she may have made, and for holding the two continents of America in sequestration for the common purposes of the united British and American nations."

It is quite true that the necessities of Napoleon led him to sell Louisiana cheap, but that in no way dims the lustre of Jefferson's indefatigable efforts to make our country the possessor of it. Speaking of Napoleon's willingness to sell Louisiana, Parton's history thus recounts the language used by the First Consul to one of his ministers: "I know the full value of Louisiana, and I have been desirous of repurchasing the fault of the French negotiator who abandoned it in 1763. A few lines of a treaty have restored it to me, and I have scarcely recovered it when I must expect to lose it. But if it escapes from me, it shall one day cost dearer to those who oblige me to strip myself of it than to those to whom I wish to deliver it. The English have successfully taken from France Canada, Cape Breton, Newfoundland, Nova Scotia and the richest portion of Asia. They shall not have the Mississippi and the Gulf of Mexico. I have not a moment to lose in putting the matter to rest. I think of ceding it to the United States. I can scarcely say that I cede it to them, for it is not yet in our possession. If, however, I leave the least time to our enemies, I shall only transmit an empty title to those republicans whose friendship I seek. They only ask of me one town in Louisiana; but I already consider the colony as entirely lost, and it appears to me that in the hands of this growing power it will be more useful to the policy and even to the commerce of France than if I should attempt to keep it."

The next morning the First Consul resumed the conversation as follows: "Irresolution and deliberation are no longer in reason. I renounce Louisiana. It is not only New Orleans that I will cede, it is the whole colony, without any reservation. I direct you to negotiate this affair with the envoys of the United States. Do not even await the arrival of Mr. Monroe. Have an interview this very day with Mr. Livingston. But I require a great deal of money for this war; I would not like to commence it with new contributions. If I should regulate my terms according to the value of those vast regions to the United States, the indemnity would have no limit. I will be moderate, in consideration of the necessity in which I am of making a sale. But keep this to yourself. I want fifty millions of francs, and for less than that sum I will not treat; I would rather make a desperate attempt to keep those fine countries. To-morrow you shall have your full powers."

And on the morrow, or within the few days which followed, the negotiations were ended by the acceptance of \$15,000,000 for Louisiana, and the last words uttered by Napoleon in reference to the transfer were these: "I have just given to England a maritime rival that sooner or later will humble her power."

If anything were lacking to disclose the intensity of purpose on the part of Jefferson to become possessed of Louisiana, it might be found in the violence he did to his own interpretation of the constitution. He was a strict constructionist, and to complete the Louisiana purchase he must perform an act not authorized by that instrument. He was halted upon that vague line which sometimes marks the distinction between the loftiest patriotism and the basest treason, and he elected to do that which promised his country the greatest good regardless of the letter of the law. After he had taken the decisive step he wrote in this terse fashion to his attorney general: "The less that is said about any constitutional difficulty, the better. The constitution should do what is necessary in silence. I find but one opinion about the necessity of shutting up the constitution for some time."

EDITORIAL NOTES.
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Most of the victims of pickpockets at the Queen's jubilee, it is said, were Americans. But the British can't boast. Most of the skillful pickpockets were probably Americans also.

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The Hon. Jerry Botkin, of Kansas, regards it as an outrage that Tom Reed stubbornly stands between him and all the great things he intended to do for the country. Let the Hon. Jerry keep quiet and the country will not know what it is losing. It hasn't suspected anything yet.

Senator Billy Mason seems determined to keep up his reputation as a humorist. He declares Hanna is a coward and Tom Reed a failure, and says Cuba will be free in thirty days. Nothing could be more ridiculous than these three statements, unless somebody should venture the assertion that Mason is a statesman.

The pessimists are certain that Republican legislation will not produce prosperity, but they are willing to give it a chance. If, within a week after the tariff bill passes, every man in the country has everything he wants and money in the bank, they will admit that there has been a slight temporary improvement, due principally to the fine farm crops.

It is wonderful how much Representative Botkin has learned about the power of the lobby and the depravity of congress in his brief three months' stay at Washington, especially as the branch of congress to which he belongs has been in session only a few days. If Mr. Botkin hadn't been a preacher before he turned "reformer," people might suspect he was merely talking for effect.

KANSAS TOPICS.
How can the calamity howlers deny the existence of a wave of prosperity in the face of such testimony as this from the Arkansas City Traveler: "Last year Reformer Ed Jaquin paid taxes on \$10, this year, through the seductive and moralizing influences of the Traveler, he turned over \$2,000 to the personal tax assessor."

At a meeting of citizens called to consider the compromise of some water works bonds at Arkansas City, the following was said by the chairman of the Democratic state central committee, made an impassioned speech, in which he declared that "value on all property in this and other cities has shrunk from \$100 to \$50 per cent." This is a mind-boggling figure, and it is a pity that the chairman of the Democratic state central committee, made an impassioned speech, in which he declared that "value on all property in this and other cities has shrunk from \$100 to \$50 per cent." This is a mind-boggling figure, and it is a pity that the chairman of the Democratic state central committee, made an impassioned speech, in which he declared that "value on all property in this and other cities has shrunk from \$100 to \$50 per cent." 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